

Property Information & Frequently Asked Questions

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Property Address: 19 Lawrence Rise, Cumbalum

Property Layout	4 Bed 2 Bath 2 Car
Sale / Auction details	For Sale - Private Treaty
Price Guide	\$1,275,000 - \$1,350,000
Land size sqm	562.8sqm
Property Description:	Two storey 4 bedroom family home
Age of property?	Built 2019
Reason for selling?	Downsizing
How long have the current owners lived there for?	5 ½ years
Is the property owner occupied/tenanted?	Owner occupied
What is the rental estimate?	\$850 - \$900 p/w
Lease end date?	N/A

























Cooktop / Oven Type?	Gas Cook Top Electric Oven	Property Aspect?	North to Rear
Automatic garage doors?	Yes	Type of hot water system?	Gas
Is there a security system?	No	Pool?	No
Is there air conditioning?	Ducted	Age of improvements/renovations?	N/A
Is there water storage?	No	Is the building pet friendly?	Yes
Is there solar energy?	Yes, added in 2022	What are the Council Rates?	\$3,002.89 p/a
NBN Connection?	Yes	UCV?	\$620,000
Additional Storage?	Under stairs & shed	Builder?	Metricon

History of Ballina Shire

The original inhabitants of the Ballina area were the Bundjalung Aboriginal people. The name Ballina is thought to be sourced from Bundjalung word, "bullinah", meaning "place of many oysters". One possibility is that the Aboriginal name reminded the predominantly Irish settlers of "Ballina", so the name's origin could be an accidental or deliberate corruption of the Aboriginal form.

European settlement dates from 1842, with land used mainly for timber-getting and agriculture. From the 1860s, land was used more for sugar cane growing, maize growing and dairy farming. Gradual growth took place during the late 1800s. The area saw significant development occurring from the post-war years, with the population increasing from about 8,000 in 1947 to about 9,000 in 1966. Rapid growth took place during the 1970s and 1980s. The population increased from under 11,000 in 1971 to 19,000 in 1981, and then to 30,000 in 1991. As of 2020 the shire has a population of 45,217.

Recent Sales:

1	5 LAWRENCE RISE CUMBALUM NSW 2478	Sold \$1,223,000
	<p>  4  2  2  643m²  - Year Built - DOM 46 Sold Date 20-Mar-25 Distance 0.1km First Listing For Sale - Contact Agent Last Listing For Sale - \$1,250,000 - \$1,350,000 </p>	
2	7 MADDEN PLACE CUMBALUM NSW 2478	Sold \$1,240,000
	<p>  4  3  2  921m²  174m² Year Built 2008 DOM 32 Sold Date 18-Oct-24 Distance 0.56km First Listing Expression of Interest Last Listing Expression of Interest </p>	
3	27 LAWRENCE RISE CUMBALUM NSW 2478	Sold \$1,377,000
	<p>  4  2  2  766m²  280m² Year Built 2019 DOM 31 Sold Date 05-Nov-24 Distance 0.06km First Listing - Last Listing Guide \$1,400,000 - \$1,450,000 </p>	
4	21 WINDROW AVENUE CUMBALUM NSW 2478	Sold \$1,500,000
	<p>  5  3  2  574m²  287m² Year Built 2024 DOM - Sold Date 13-Dec-24 Distance 0.09km First Listing Guide \$1,550,000 - \$1,650,000 Last Listing Guide \$1,550,000 - \$1,650,000 </p>	